



City of Carmel

CARMEL PLAN COMMISSION

April 20, 2004

Minutes

The regularly scheduled meeting of the Carmel Plan Commission met at 7:00 PM in the Council Chambers of City Hall, Carmel, Indiana. The meeting opened with the Pledge of Allegiance.

Members present were Jerry Chomanczuk; Leo Dierckman; Dan Dutcher; Wayne Haney; Dianna Knoll; Mark Rattermann; Rick Ripma; Steve Stromquist; Madeleine Torres; Susan Westermeier, thereby establishing a quorum.

The Department of Community Services Staff in attendance: Jon Dobosiewicz, Adrienne Keeling; John Molitor, Legal Counsel was also present.

The minutes of the March 16, 2004 meeting were approved as submitted.

Legal Counsel Report: John Molitor reported that a three-month extension was negotiated with Earlham College on the issue regarding the proposed rezone of the Earlham property located at 146th Street and River Road. If appropriate, this issue would return to the Plan Commission in June 2004.

Announcements: Jon Dobosiewicz announced that the Patch 4 Ordinance was not returned from Committee and will not be heard this evening.

1g. 2004 Integrated Economic Development Plan

Mayor Brainard addressed the Commission on behalf of the Carmel Redevelopment Commission. The Mayor gave a brief history regarding combining the Economic Development Areas, "TIF" Districts.

The City Center project will ensure that the City is competitive with some of the best edge cities anywhere. When corporations look at re-locating and people ask, "Where is one of the best quality of life areas anywhere," Carmel is on the short list. One area where Carmel is tremendously deficient as a community is in the arts—Performing Arts Center, Cultural Venues. One of the plans with the City Center has always been more than just a mixed-use development with apartments, townhomes, and retail. The "Heart" of this area was meant to be the public areas—Performing Arts Center, possibly a museum, outdoor amphitheater, and underground parking facilities. There is a sense of hurry to the overall project because of the current market rates. The rates will go up as the economy improves.

It is now requested that all of the TIF Districts established over the years be combined, mainly to help support the City Center issue. A Performing Arts Center of the high quality and scale proposed will attract a lot of musical groups that do not currently come to the area. The operating revenue will be much better because this will be a special hall in this area—no other like it—and it will be focused on music. There is enough cash flow in the TIF District to build the hall and give a major impetus to this project.

Mike Shaver of Wabash Scientific then gave further explanation and history of the planning work of the Carmel Redevelopment Commission. The Redevelopment Commission has had a role in supporting the work of the Plan Commission and assuring the highest quality of new development as well as the continued improvement of the City Thoroughfare system. The CRC integrated its Economic Development Planning in order to assure smooth and methodical future growth. The central purpose of the 2004 Amendment is to pull together the policies and practices of the CRC and to adjust new ground work for the CRC activity for the immediate future.

The CRC Integrated Economic Development Plan sets forth the policies and developmental intentions of the CRC as it moves forward from 2004. The 2004 Amendments are being presented to the Plan Commission and City Council for review; once those bodies have had an opportunity to review the Amendment, the CRC will hold a public hearing to discuss the Amendments and their role in the future Economic Development for the City of Carmel.

The CRC is requesting that the Plan Commission review the document to assure that it conforms to the Comprehensive Plan. It is a policy of the CRC to only consider economic development projects that conform to the Comprehensive Plan. Furthermore, the CRC anticipates no situation in which any project considered by the CRC would ever propose to alter the Comprehensive Plan or to conflict with the provisions of the Comprehensive Plan. These policies effectively reinforce and assure the community at large that the CRC is acting in conformity with the Comprehensive Plan as required by Statute.

The Amendments to the Economic Development and Redevelopment Plan perform several tasks identified as follows. 1) To amend the boundaries of the Economic Development Areas and Redevelopment Areas (see map.) 2) To amend the list of projects that might be undertaken by the CRC in support of economic development and redevelopment (one of which is the City Center project discussed by the Mayor.) 3) To redesign and redefine Tax Allocation areas for the purpose of supporting high quality development throughout, through tax increment financing. 4) To bring all of the CRC individual actions and activities since the year 2000 under one integrated planning document.

In all, the CRC proposes to amend the boundaries of the following Economic Development and Redevelopment areas. 1) The City Center Redevelopment Area; 2) Old Towne Economic Development Area; 3) The North Illinois Street Economic Development Area; 4) The Old Meridian Economic Development Area; 5) Hazel Dell North, a/k/a Plum Creek Economic Development Area; 6) Hazel Dell South or 96th Street Economic Development Area; 7) The 126th Street Economic Development Area; 8) The South Pennsylvania Street Economic Development Area.

The CRC is asking the Plan Commission to approve a Resolution that enables the CRC to undertake roadway improvements in the C-2 and annexation area. The road improvements are in conformity to the Comprehensive Plan and are being undertaken to support the developmental growth in western Clay Township. The CRC openly invites the Plan Commission to continue to interact with the CRC on matters of development policy. Although the Statute clearly separates the role of the CRC from that of the Plan Commission, it has long been the policy of the CRC to entertain a diversity of opinion and thought in regard to matters of economic development.

Bruce Donaldson, Barnes & Thornburg, attorney for the CRC, addressed the Commission and explained the Plan Commission action. In order to establish an Economic Development Area, there is a four-step process required. 1) The Redevelopment Commission must initially declare the area. 2) The CRC must go before the Plan Commission for its determination that the plan conforms to the overall plan of development for the unit. 3) The CRC then goes before the City Council for their approval of the Plan Commission order. 4) Then, back to a final public hearing before the Redevelopment Commission for final confirmation..

The specific legal charge of the Plan Commission under the Statutory process is to look at the Integrated Plan with respect to the 5 designated areas and determine whether or not they continue to comply and conform with the overall plan of development for the City.

Department Comments, Jon Dobosiewicz.. The Department was involved from the on-set in working with the Consultants of the CRC. The Department worked with Mike Shaver and Wabash Scientific and other consultants in evaluating the properties to determine that that are in conformance with the Comprehensive Plan. After reviewing the proposed Amendments, the Department is in a position to offer a positive recommendation to the Plan Commission.

Dianna Knoll moved for approval of the **2004 Integrated Economic Development Plan**, stating that it does conform to the Comprehensive Plan for the City of Carmel, seconded by Wayne Haney and **APPROVED 10-0.**

Dianna Knoll asked that City Council appointment/representative Mark Rattermann keep the Plan Commission up-dated on the Integrated Economic Development Plan for future reference.

H. Public Hearings:

1h. Docket Nos. 04020033 PP: Bennett Minor Subdivision

The applicant seeks to create a 2- lot minor residential subdivision. The petitioner also seeks the following subdivision waivers:

#04030010 SW SCO 6.05.01 lots shall abut/have access to a street

#04030011 SW SCO 6.05.01 lots shall have a minimum of 50-ft frontage

The site is located at 2020 W. 136th Street. The site is zoned S-1/Residence-Estate.

Filed by Dave Barnes of Weihe Engineers.

Dave Barnes of Weihe Engineers, 10505 North College Avenue, Indianapolis appeared before the Commission representing the applicant. Ron Lewis, builder, was also in attendance.

The applicant is proposing a Primary Plat for Bennett Subdivision, a two-lot subdivision, located on 136th Street. The existing home on the tract is located west of the Sweet Charity Farms subdivision and north of the Papay Subdivision approved a few years ago.

The petitioner seeks to subdivide a 10-acre tract into two lots; one lot would be 8.8 acres, the other lot would be 2.0 acres. Lot #2 would consist of the existing house shown, and Lot #1 would be the proposed home shown on the drawings. Access is approximately 600 feet off 136th Street. Two waivers are necessary for this Subdivision—one for lot abutting right-of-way or street access; the other for minimum of 50 foot frontage. There is an existing access easement from 136th Street to the existing home as it is today. The existing drive will be used for both homes. The referenced easement would still be in use along with the easement that follows the driveway that would become the access easement serving lot #1.

Members of the public were invited to speak in favor of or opposition to the petition; no one appeared and the public hearing was closed.

Department Comments, Jon Dobosiewicz. This proposal is for a minor subdivision. The two waivers are on the same topic—access to the street. In this particular instance, it is not unusual that two homes are serviced by an access easement and the Department is recommending suspension of the Rules of Procedure if concerns have been addressed and favorable consideration.

Mark Rattermann had questions regarding the easement across the parcel—are there issues with maintenance, etc.? Is there some agreement or commitment as to further subdivision of this property?

Jon Dobosiewicz said that further subdivision would require approval of the same waivers and the Plan Commission would have the opportunity to determine whether or not it would be appropriate to create a third lot. There could be a condition established with the waiver request that approval would be subject to no further subdivision. If the petitioner were to request further subdivision, he would be in front of the Plan Commission again and a condition attached to the waiver request would at least send a message to a future Plan Commission that further subdivision was considered at this time. Jon reported no outstanding TAC issues.

Dave Barnes said he had not seen an easement agreement in written form, neither had he talked with his client about the easement agreement. Mr. Barnes said he would check into it.

Docket Nos. 04020033 PP, 04030010 SW, and 04030011 SW for Bennett Minor Subdivision were referred to the **Subdivision Committee** for further review on Thursday, May 6, 2004.

2h. Docket No. 04010001 Z; Dunkerly Property - Rezone

The applicant seeks to rezone approximately 2.4 acres from R-1/Residence to B-2/Business (with restricted uses). The site is located at the northwest corner of Guilford Rd and 116th St.

Filed by Joseph Calderon of Ice Miller on behalf Mr.& Mrs. Dunkerly.

Joe Calderon, attorney with Ice Miller, One American Square, Indianapolis, appeared before the Commission representing the applicant. Also in attendance was Greg Small, architect.

The site consists of slightly more than 2.5 acres and is located on the northwest corner of Guilford and 116th Street. The applicant is requesting a rezone to B-2 District with restrictions; B-2 is also consistent with the Comprehensive Plan. There were some issues on the property that dealt with site layout and building design—very little to do with the zoning. The issues are probably better addressed through ADLS review rather than the zoning district.

Currently, the applicant is in the process of redesigning the site and the building, and those designs will be presented for review at the Committee level. The applicant has been working diligently to meet the goals set by the Mayor and his staff and recommendations made by Les Olds, etc.

Members of the public were invited to speak in favor of or opposition to the petition; no one appeared and the public hearing was closed.

Department Comments, Jon Dobosiewicz. The Department has worked with the petitioner to share and help them understand the City's vision for this site. The matter this evening is a land use decision. B-2 zoning on this property clearly conforms to the Comprehensive Plan identified for low intensity-regional employment. The concern with the B-2 zoning has been addressed in part by the petitioner in excluding certain uses and certain activities, particularly free-standing restaurant, drive-thru type activity at this location. The City is looking favorably on those restrictions and uses. The other is that B-2 zoning does not currently require Development Plan approval. The Department would like to see a plan in place as far as site layout. If the petitioner can address that in the form of a commitment for future design/development plan, the Special Study Committee would have ADLS review. The Department is recommending that this matter go to the Subdivision Committee conceptually on the zoning issue, then forward to the City Council. However, the Department would like to see a known product for this site so that an adequate and well-informed recommendation can be made to the City Council.

Mark Rattermann said he has had numerous inquiries about this site already, both as a member of City Council and as a real estate appraiser. Supposedly, this corner proposal is only a part of the entire picture. The whole picture should be looked at.

Dan Dutcher had questions as to the Department's expectations of the Subdivision Committee's review of this item. Jon Dobosiewicz said he was looking for commitments regarding characteristics of the development—commercial use—to what extent. If there were an appropriate location for a statement for architectural design, it would at this corner. The renderings presented this evening resemble a building in a suburban setting—not one the Department would like to see at this location.

Jerry Chomanczuk asked that the Committee especially review walkways and access, since it is surrounded by residential and pedestrian access is very important.

Docket No. 04010001 Z, Dunkerly Property Rezone was forwarded to the Subdivision

Committee for further review on Thursday, May 6, 2004.

I. Old Business:

**1i. Docket No. 163-03 DP (#030100015)
Carmel Science & Technology Park, Lots 11B & 11C:
Congressional Flex Space- Development Plan**

The applicant seeks to construct two buildings. The site is located at southwest 122nd St & Congressional Blvd. The site is zoned M-3/Manufacturing. Filed by Mila Slepaya of Mid-States Engineering.

Note: Jerry Chomanczuk recused

Todd May, JC Hart Company, 10401 North Meridian Street, Indianapolis, appeared before the Commission representing the applicant. Ken Sebree, Sebree Architects was also in attendance.

Additional signage detail, elevations of the rear of the buildings, and details on the lighting package showing the appropriate shields were distributed to Commission members by Mr. Sebree. Building #2 will be home to the JC Hart Company and Hoosier Contracting; the center of the building will be leased to other tenants. Buildings 1 and 3 are identical buildings and will be build-to-suit.

Each building is individually platted; the common area and parking area are separately platted and maintained through an association agreement. The building elevation and look of the buildings changed, mostly due to comments from the Special Study Committee meetings. The building has a more residential feel and multiple façade materials—stone, brick, EFIS, standing seam metal roof, cedar shakes.

The rear of the building is primarily split-face block and some banding of smooth-face block. The color will generally be the same as the EFIS and will blend nicely. The front of the building is high-end office environment; the rear is a flex, storage warehouse component for use by J.C. Hart Company or Hoosier Contracting.

Department Comments, Jon Dobosiewicz. Approval is recommended of the Development Plan subject to three conditions. All signs are to be white with black returns as proposed by the petitioner. There is to be dedication of additional right-of-way as required by the Thoroughfare Plan. Also, approval of necessary variances through the Board of Zoning Appeals is required.

Mark Rattermann moved for approval of Docket No. 163-03 DP (#030100015) Carmel Science & Technology Park, Lots 11B & 11C, Congressional Flex Space, Development Plan, conditioned upon the three items stated above; seconded by Madeleine Torres and APPROVED 9 in favor, none opposed, Jerry Chomanczuk recused.

2i. Docket No. 198-03 ADLS (#03120015): Greyhound Commons, Phase II

The applicant seeks approval build a restaurant building. The site is located at the southwest corner of Greyhound Pass and E. 146th Street. The site is zoned PUD.

Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Kite Greyhound, LLC..

Mark Monroe, attorney with Drewry Simmons Pitts & Vornehm, 8888 Keystone Crossing, appeared before the Commission representing the applicant. Eric Strickland, Kite Companies, was also in attendance.

Approval is requested of an ADLS application for Aubello's Restaurant located on the southeast corner of 146th Street and Keystone Avenue. The building is mostly red brick design with a cream EFIS trim. The changes made in the design as a result of the Committee review process include the addition of the column elements on all sides of the building. The wall sign color will change from red to white, and the rooftop mechanical equipment has been screened.

Jerry Chomanczuk reported that the Committee had a concern regarding the height of the building; however, this will be resolved by the BZA. The Special Study Committee voted unanimously in favor of the building with the changes suggested by the Committee.

Department of Community Services, Jon Dobosiewicz. The Department recommends approval as represented and supported by the Committee.

Jerry Chomanczuk moved for approval of **Docket No. 198-03 ADLS (#03120015) Greyhound Commons, Phase II (Abuello's Restaurant)** seconded by Mark Rattermann and **APPROVED 10-0.**

3i. Docket No. 04010002 DP/ADLS - Mike's Express Carwash

The applicant seeks to construct a new carwash facility. The site is located at 1250 S Range Line Road. The site is zoned I-1/Industrial.

Filed by Charlie Frankenberger of Nelson & Frankenberger.

Jim Shinaver, attorney with Nelson & Frankenberger appeared before the Commission representing the applicant. Also in attendance: Jerry Daum, Executive Vice President, Mike's Express Carwash; Frank Heinz, architect; Todd Bauer and Bruce Breden, engineers with Paul I. Cripe Engineering; Miles Roper, Landscape Architect; Brent Wampler, Lighting Contractor.

The applicant appeared before the Special Study Committee on March 2nd and March 30th. The Special Study Committee made several suggestions as a part of their review.

The applicant met with the Department of Engineering regarding the points of access/curb cut layout for this site adjacent to Range Line Road and Carmel Drive, and obtained their approval. There is significant landscaping around the perimeter of the site as well as internal to the site. The landscape plan has been reviewed and approved by Scott Brewer, Urban Forester. The automated carwash facility is located on the southwest corner of the site and the self-service facility is located off the Carmel Drive entrance.

The applicant has worked closely with the Department and Les Olds, Director of Redevelopment. The revisions of the building elevations and the signage incorporate comments and suggestions of

desired changes made by the planning staff. A cornice has been incorporated at the top of each building similar to the type of cornice found in other buildings along this corridor. Iron accents have also been added above the window treatment—the same type of iron accent work incorporated into the Monon Trail bridge constructed near this site.

The proposed ground sign for the Range Line Road entrance and the Carmel Drive entrance contains building materials and design similar to the building design and construction materials for the actual building. The two menu signs on the site are consistent with architectural treatment and building materials shown on the ground signs.

Regarding the lighting on the site, reflector lenses have been incorporated on the pole lights pursuant to the request of Committee members and Staff.

Mike's Express Carwash has worked closely and directly with the Department and Les Olds to redesign the buildings. The buildings are believed to be consistent and compatible with the other new buildings along Range Line Road and will set a high bar for redevelopment along the Range Line Road corridor.

Finally, Mike's Express Carwash agrees and consents to all conditions and commitments referenced in the Department Report for this matter.

Department Comments, Jon Dobosiewicz. The Department has outlined three conditions. 1) Dedication of additional right-of-way per the Thoroughfare Plan; 2) Approval of the necessary variances for sign height and drive-thru type signs; 3) Commitment to additional details listed in the Department Report that are more "I-dotting/T-crossing based upon Committee comments.

Jerry Chomanczuk, Committee Chairperson, was complimentary of the petitioner in working with the Committee, Les Olds, and the Department. There was considerable amount of give and take. There was some confusion as to the window decals—the windows do not face Carmel Drive and there was no issue with 30% decals on the windows. Another issue was stuffed animals, and the petitioner agreed to eliminate those. The main monument sign is 11 feet in height, and the petitioner will be going before BZA for approval. Otherwise, the project is "first-class" and the Committee approved 5-0.

Dan Dutcher questioned the signage that seems to incorporate a lot of brick; however, the buildings do not show brick. The architect explained that the buildings are brown brick masonry.

Jon Dobosiewicz clarified that there will be "NO" stuffed animals on the exterior of the building.

Jerry Chomanczuk moved for approval of **Docket No. 04010002 DP/ADLS, Mike's Express Carwash**, seconded by Mark Rattermann and APPROVED 10-0.

4i. Docket No. 04010024 Z: Steckley Rezone (Guilford Reserve PUD)

The applicant seeks to Rezone approximately 5 acres from B-6/Business to PUD/Planned Unit Development. The site is located at 1011 S. Guilford Road.

Filed by David Klain of Crawford Development, LLC.

Charlie Frankenberger, 5212 Carrington Circle, Carmel, attorney with Nelson & Frankenberger appeared before the Commission representing Crawford Development. Also in attendance was David Klain.

The petitioner is requesting a change in zoning from B-6 Business to a residential PUD/Planned Unit Development. The site consists of 5 acres located between Carmel Drive on the north and 116th Street on the south, on the east side of Guilford Road. Existing uses in the immediate vicinity include Lenox Trace Condominiums, two, detached single-family residences to the north, and commercial and light industrial to the north, south and east.

There were certain unresolved items at the public hearing brought forth by Mr. Johnson, property owner to the north. Those issues have now been resolved and Mr. Johnson and Crawford Development have entered into a written agreement summarized as follows. Crawford Development agreed to pay Mr. Johnson's availability/connection fee to run the waterline to Mr. Johnson's residence. The extent of Mr. Johnson's participation would be the sum of \$1,000 and Crawford Development would pay the balance. The fence was the subject of some discussion and consideration at Committee, and alternatives were explored. Crawford Development has now agreed as follows: 1) Cluster landscaping along the northern boundary in certain areas; 2) Plant 3 Norway Spruces in the area indicated on the revised plan; and 3) Install a split-rail fence that would follow the northern boundary line and meander south of the boundary line in certain areas to avoid tree loss. The split rail fence would extend eastward to the Creek. The fence will be open—no wire mesh between the rails.

In order to address Commission comments regarding visual monotony, the brick now varies in color and pattern. The parking situation has been addressed by land-banking 22 additional spaces.

Jerry Chomanczuk reported for the Committee. There were three open items, parking; monotony of the back yards; and accommodations with the neighbor to the north. The vote was 5-0 for Approval at the Committee level.

Department Comments, Jon Dobosiewicz. The Department recommends forwarding to the City-Council with a favorable recommendation. Written commitments should be submitted to the Department prior to final action by the City Council.

Clarification: Mark Rattermann asked that the land-banked area for future parking spaces be outlined in a subdivision plat and then recorded so that a future HOA would be aware that the area is set aside for future parking if the need arises. The petitioner agreed that if the development were done through an "HPR," an overall plan would be recorded showing the allocation of the real estate into roads, buildings, common areas, and specifically identifying the land-banked areas. Land-banking for parking comes at the expense of greenspace. The PUD Ordinance has been revised to provide that the Department/Director at its discretion, can approve the location of the landbank areas; the selected areas are numbered in order of priority.

Adam DeHart, project manager with Keeler-Webb Associates explained that garages are typically 18 feet deep; these garages are approximately 22 feet deep, 24 feet wide, and can accommodate the larger SUV's.

Note: The Department would need to review the agreed upon commitments prior to forwarding this item to the City Council.

Jerry Chomanczuk made formal motion to forward **Docket No. 04010024 Z, Steckley Rezone (Guilford Reserve PUD)** to the City Council with a positive recommendation, seconded by Mark Rattermann and **APPROVED** 10-0.

5i. Docket No. 04020008 ADLS: Main & Guilford Plaza

The applicant seeks approval for a retail building with parking. The site is located 811 W Main Street. The site is zoned OM/MF- Old Meridian/Multifamily (pending).

Filed by Joe Calderon of Ice Miller for Main & Guilford Plaza, LLC.

Joe Calderon, attorney with Ice Miller, One American Square, Indianapolis appeared before the Commission representing the applicant. Also in attendance: Joe Peale, developer, and Darryl Phillips, Insight Engineering.

Mr. Calderon displayed the vision for the site at Main and Guilford, currently an abandoned service station. This vision is shared by the City in the overall plan for Old Meridian/Main Street into the downtown area. The proposal provides for an auto repair facility—not a body shop, not a fueling station, but Joe's Auto Service. The Special Study Committee was very much in favor of the façade and the overall look of the project. The project fits with "New Urbanism,"—the color scheme, the brick, the cast stone, soldier-coarse brick, providing detail and texture. Hopefully, this project will be a "jump start" to continued revitalization along this portion of Main Street.

A letter of concern had been submitted from two persons in Wilson Village regarding the operation of a body shop in this area. The applicant has committed in writing that this proposal is not a body shop type operation, and there are no underground storage tanks. Just today, the applicant received the Phase I Environmental Study and the site is clean and Phase II is not recommended..

There are certain variances that are being requested of the Board of Zoning Appeals.

Jerry Chomanczuk reported for the Special Study Committee. The architectural design is very unique and probably the best camouflage of an auto repair shop ever seen.. Environmental concerns were addressed. There was particular concern with in-ground tanks, odors and noise, given the close proximity of the assisted living and school—these issues were all addressed and the Committee voted 4-0 for approval.

Department Comments, Jon Dobosiewicz. The DP/ADLS is recommended for approval as presented.

Jerry Chomanczuk moved for approval of **Docket No. 04020008 ADLS, Main & Guilford Plaza**, seconded by Madeleine Torres and **APPROVED** 10-0.

6i. Docket No. 040100025 DP/ADLS: 630 - North Range Line Office Building

The applicant seeks approval for an office building with parking. The site is located 630 N Range Line Rd. The site is zoned B-5/Business within the Old Town Overlay, Historic Range Line Sub-area.

Filed by Dave Barnes of Weihe Engineers.

Dave Barnes, Weihe Engineers, 10505 North College Avenue appeared before the Commission representing the applicant. Also in attendance was J.R. Freiburger, architect. Approval is requested for a DP/ADLS plan for an office building proposed at 630 North Range Line Road for Nick Kestner.

J.R. Freiburger with JRF Construction, 1031 East 169th Street, Westfield, addressed the Commission explaining architectural detail. Nick Kestner had appeared before the Special Study Committee and presented the petition. There was a suggestion that part of the brick on the building be removed. Mr. Freiburger displayed the north elevation. The brick is still in place on the columns on the front porch, (the lower portion of the building) and the windows are trimmed and detailed with false panels or raised panel trim and cornice detail under the windows for architectural appeal.

This project was reviewed by Les Olds and apparently meets with the Department's approval.

Jerry Chomanczuk reported for the Special Study Committee. The Committee approved the elevation with brick on the columns as presented this evening and elimination of the brick band along the bottom of the walls, providing a 1X12" board under the windows with proposed design element. The Committee voted unanimous approval.

Department Comments, Jon Dobosiewicz. The petitioner has addressed all concerns and the Department recommends approval as presented this evening.

Jerry Chomanczuk made formal motion to approve **Docket No. 040100025 DP/ADLS, 630 North Range Line Office Building**, seconded by Mark Rattermann and **APPROVED** 10-0.

7i. Docket No. 040100026 DP/ADLS: Century 21- Alexander

The applicant seeks approval for an office building with parking. The site is located 1141 Michigan Road. The site is zoned S-1/Residence (pending rezone approval).

Filed by David Warshauer of Barnes & Thornburg for Mr. & Mrs. Alexander.

Note: Rick Ripma was recused from discussion and voting.

Dave Warshauer, attorney with Barnes & Thornburg, 11 South Meridian Street, Indianapolis appeared before the Commission representing the applicant. Jerry Alexander was also present.

At the time of the rezone petition, a number of commitments were made after consultation with the Woodhaven Property owners. The current petition is for external changes, including a 7-space parking lot and a sign. Changes to the sign requested by Woodhaven were made prior to the Special Study Committee meeting. The sign will be on a timer and turn off two hours after closing.

Also, at the request of Jon Dobosiewicz, the yellow band around the Century 21 logo will be opaque, so that even when the sign is lit, it will not show up.

Jerry Chomanczuk reported for the Committee. The primary issue was signage, and this has now been resolved. The sign now matches the signage across the street within the corridor. The petitioner has also agreed to limit the time the sign will be illuminated—turned off 2 hours after closing. The Committee voted 4-0 for approval.

Department Comments, Jon Dobosiewicz. The petitioner has amended his petition to provide for the sign being turned off 2 hours after closing. The Department is recommending approval as amended. **One Additional Note:** The Council did take final action last evening on the rezone request and approved it unanimously.

Jerry Chomanczuk moved for approval of **Docket No. 040100026 DP/ADLS, Century 21 Alexander**, seconded by Mark Rattermann and **APPROVED** 10-0.

8i. Docket No. 04010022 PP: Stanford Park (formerly Burlingame)

The applicant seeks to plat a residential subdivision of approximately 224 lots. The petitioner also seeks the following subdivision waiver:

Docket No. 04010023a SW SCO 6.5.1 minimum lot frontage

The site is located on Shelborne Rd, just north of West 131st Street. The site is zoned both R-4 /Residence and R-2/Residence.

Filed by Steve Pittman for PPV, LLC.

Steve Pittman, 370 Sandor Court, Carmel, and Neal Smith of Pittman Partners appeared before the Commission representing the applicant. The petitioner is seeking primary plat approval for 78 Townhome units within 14 buildings, 210 single-family lots, and three ball fields for the Carmel Dad's Club. A Subdivision Waiver for minimum lot frontage is also being requested.

The density is computed at 6.42 units per acre and 4.404 acres of common area (36%) is being provided. The Residential Open Space Ordinance under the R-4 District allows 8 units per acre with 25% open space with bonus for additional density.

The Subdivision Committee reviewed this project on March 30, 2004, and voted a 4-0 favorable recommendation for primary plat approval and subdivision waiver. The petitioner has made significant commitments in conjunction with the development of this property.

Briefly, the petitioner has committed \$200,000 to the realignment of 116th and Shelborne Road; over \$50,000 for roadway improvements along Shelborne Road as it abuts Stanford Park property; the construction of a turnkey facility for the Carmel Dad's Club; and the extension of 136th Street

through the Stanford Park property, approximately 2100 feet, with a 70-foot right-of-way and a 36-foot street section from back of curb to back of cub.

Dan Dutcher reported for the Subdivision Committee. A great deal of time was spent reviewing this proposal. The petitioner has tried very hard to accommodate and address the various concerns expressed both on an individual and collective basis. The Committee determined that the proposal is appropriate for the existing zoning on this property and fits well within the guidelines permitted under the Ordinance. The petitioner has made many commitments in terms of roadway improvements and commitments to the community as the proposal relates to the Dad's Club. Ultimately, the Committee felt that within the existing zoning requirements as approved by the City Council, this is an appropriate proposal. The Committee voted 4-0 for a positive recommendation.

Department Comments, Jon Dobosiewicz. In addition to the primary plat, there is one subdivision waiver for minimum lot frontage. The Department recommends approval of the primary plat and the one, subdivision waiver.

Dan Dutcher moved for approval of **Docket No. 04010023a SW and 04010022 PP, Stanford Park** (formerly Burlingame) seconded by Jerry Chomanczuk and APPROVED 9 in favor, one opposed (Mark Rattermann.)

9i. Docket No. 04020004 OA (Tentative)

Amend Sections 6.03.19, 6.03.24, and 6.03.25: Alley & Frontage Place

The petitioner seeks to add amend sections of the Subdivision Control Ordinance regarding.

Filed by the Department of Community Services.

Jon Dobosiewicz, Department of Community Services, appeared before the Commission representing the applicant. This item was discussed at Subdivision Committee. This proposal further clarifies the design requirements for the construction of Frontage Place application and adds a greater setback for lots that would be designed within 200 feet of an existing public street. This Ordinance provides additional incentive for utilization of the frontage place or alley or parallel street option and will ensure that the rear of homes is not visible along the outlying roadways.

Rick Ripma reported for the Subdivision Committee. The Department originally asked for 75 feet and the Committee felt most comfortable with 200 feet that would almost force a developer to ensure that the side or front of homes will be visible. There was no one to remonstrate.

Jerry Chomanczuk asked about the issue of double frontage and how that is affected.

Jon Dobosiewicz said this particular Ordinance Amendment does not address double frontage lots, however, it is regulated within the Ordinances. A double frontage lot would require a waiver and separate consideration by the Plan Commission.

John Molitor read the existing section of the Ordinance and said it is not affected by the proposed change.

Rick Ripma made a formal motion to forward **Docket No. 04020004 OA, Amend Sections 6.03.19, 6.03.24, and 6.03.25, Alley & Frontage Place to the City Council** with a favorable recommendation, seconded by Jerry Chomanczuk and APPROVED 10-0.

10i. Docket No. 150-02b OA: (Tentative)

Amendments to the Carmel/Clay Zoning Ordinance – Patch #4

The petitioner seeks to add new provisions to and make several corrective amendments to the Zoning Ordinance.

Filed by the Department of Community Services.

Remains at the Committee level.

11i. Docket No. 04020030 Z: Old Meridian/Mixed Use Rezone

The applicant seeks to Rezone 12 parcels to OM/MU- Old Meridian Mixed Use in the Old Meridian District. The parcels are generally located on the north and south sides of Main Street between Guilford Road and Ole Meridian Street.

Filed by Carmel Department of Community Services.

Adrienne Keeling, Department of Community Services, appeared before the Commission representing the applicant. The affected parcels are currently zoned Old Meridian Office, Old Meridian Multi-Family, Old Meridian Single-Family attached, and Old Meridian Special Use. The Department is requesting a Rezone to Old Meridian/Mixed Use so that the zone district will be more conducive, and a more favorable environment toward development in this area.

Dan Dutcher reported for the Subdivision Committee. The vote was unanimous to recommend support for this change in zone and concurred that it seemed appropriate, given the proposals, ultimate goal and overall plan for this area. A mixed use is deemed appropriate.

Mark Rattermann asked if there were any kind of reverse condemnation by this action.

John Molitor responded that the property owners had all been notified and the rezone widens their options for development of these properties rather than restricts it. In any event, as long as they are being given a reasonable, economic use, a rezone would not become an inverse condemnation.

Jon Dobosiewicz commented that there has been no remonstrance. The Department has had direct discussion with 8 of the 12 property owners and the other 4 have not been heard from. The mixed use zoning only improves the potential for redevelopment on their property and is not as specific as the Old Meridian Office/Special Use. St. Vincent's came in and rezoned a portion of the property to the north specifically for mixed medical uses and that reduced the area set aside for single family attached, only leaving the Marathon parcel. It was not the belief of the Department that the Marathon parcel would redevelop as single family attached. This proposal has been a long time coming, and it was Joe Peale's proposal for the Auto Service Station that forced the Department to move forward and resolve those issues.

Dan Dutcher made formal motion to forward **Docket No. 04020030 Z, Old Meridian/Mixed Use Rezone to the City Council** with a favorable recommendation, seconded by Mark Rattermann and APPROVED 10-0.

J. New Business:

**1j. Docket No. 04030001 DP Amend/ADLS:
Weston Park, Lot 3 - National City Bank**

The applicant seeks approval for a bank building with parking. The site is located southwest of 106th Street & Michigan Road. The site is zoned I-1/Industrial and is located within the US 421 Overlay Zone.

Filed by Kenneth Sebree of Sebree Architects, Inc.

Ken Sebree, Sebree Architects, Avon, Indiana appeared before the Commission representing the applicant. Mike Hoff of Falcon Engineers was also present.

National City Bank is desirous of constructing a new banking facility southwest of 106th Street and Michigan Road. The applicant has met with the Department and discussed the architectural design at this location which is in the 421 Overlay Zone.

Mike Hoff addressed the Commission, stating he had met with the Department on several occasions to discuss the design and landscaping. One of the issues is a dumpster enclosure for this site; the bank has a special dumpster that is a 4X4 “vault,” 6 feet high, that is locked up and picked up at various times to be incinerated so that bank records are not accessible by the general public. The Bank was asked to move the enclosure closer to the building—it is now located closer to the building, right behind the door, directly across the parking lot. There were also issues with the enclosure material and that has been addressed by utilizing the same materials as the building, brick and cast stone coping, and removal of the split-face block.

There is extensive landscaping on this project that includes a number of trees and species and shrubbery on this site. The Urban Forester has given verbal approval at this time.

The floor plan is pretty conventional “bank.” The brick is traditional looking, red brick. The cast stone trim is pretty extensive—at the window sills, around the entry façade, and trim at various points. The traditional, limestone look is a good contrast with the dark color of the brick. The drive through canopy has the stone trim at the bottom and white trim at the top with the shingle roof.

Department Report, Jon Dobosiewicz. The petitioner is to submit building elevations for Committee review as well as signage and the ATM facility.

Docket No. 04030001 DP Amend/ADLS, Weston Park, Lot 3, National City Bank was referred to the **Special Study Committee** for further review on **Thursday, May 6, 2004**.

The meeting adjourned at 9:50 PM.

Ramona Hancock, Secretary

Leo Dierckman, President